

178.0

Map

0005

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 714,200 /

USE VALUE: 714,200 /

ASSESSed: 714,200 /

Total Card /

Total Parcel

714,200

714,200

714,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		VALENTINE RD, ARLINGTON

OWNERSHIP

Owner 1:	LANDER ELAINE H			
Owner 2:				
Owner 3:				
Street 1:	79 VALENTINE RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7196		Sq. Ft.	Site		0	70.	0.88	7									445,117						445,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7196.000	269,100		445,100	714,200
Total Card	0.165	269,100		445,100	714,200
Total Parcel	0.165	269,100		445,100	714,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	528.25	/Parcel:	528.25

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

178.0-0005-0007.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,100	0	7,196.	445,100	714,200		Year end	12/23/2021
2021	101	FV	261,400	0	7,196.	445,100	706,500		Year End Roll	12/10/2020
2020	101	FV	261,400	0	7,196.	445,100	706,500	706,500	Year End Roll	12/18/2019
2019	101	FV	216,700	0	7,196.	445,100	661,800	661,800	Year End Roll	1/3/2019
2018	101	FV	216,700	0	7,196.	375,200	591,900	591,900	Year End Roll	12/20/2017
2017	101	FV	216,700	0	7,196.	343,400	560,100	560,100	Year End Roll	1/3/2017
2016	101	FV	216,700	0	7,196.	292,500	509,200	509,200	Year End	1/4/2016
2015	101	FV	204,900	0	7,196.	254,400	459,300	459,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20779-319		9/1/1990		182,000	No	No	Y	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2012	124	Manual	100					bathroom exhaust f
11/3/2011	1422	Add Bath	13,000	C				HBATH ON 1ST FLOOR
5/16/2001	331	Redo Bat	10,500	C				
7/10/1998	460	Manual	3,700					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
5/31/2012	Info Fm Prmt	BR	B Rossignol
10/14/2008	Meas/Inspect	197	PATRIOT
4/19/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

